

Spencer
& Leigh

Spencer
& Leigh
01273 565566
FOR SALE

56 Midhurst Rise, Patcham, Brighton, BN1 8LP

56 Midhurst Rise, Patcham, Brighton, BN1 8LP

Guide Price £375,000 - £400,000 Freehold

- Semi detached family home
- Three bedrooms
- Requires modernisation
- No onward chain
- 20' Kitchen/dining room
- Snug/office
- Newly tiled roof
- Secluded garden
- Off street parking for several vehicles
- Potential to extend STNC

GUIDE PRICE: £375,000 - £400,000

Situated in a quiet cul-de-sac in Midhurst Rise is this spacious semi-detached house, offered for sale with No Onward Chain. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The living room is a perfect spot to unwind, while the 20' kitchen/dining room, complete with patio doors, seamlessly connect to a secluded garden, creating a wonderful indoor-outdoor flow. This private outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

The property also boasts off-street parking for several vehicles, with the added benefit of potential for further extension, subject to the necessary consents. This flexibility allows you to tailor the home to your specific needs and preferences.

The peaceful location, combined with the convenience of nearby amenities, makes this home a rare find in the vibrant city of Brighton. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is not one to be missed.



Midhurst Rise is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Matalan, Pets at Home and Asda. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
Entrance Hallway
Living Room
14'3 x 13'3
Kitchen/Dining Room
20'7 x 10'7
Snug
8'7 x 7'8
Stairs rising to First Floor

Bedroom
14'4 x 13'2
Bedroom
14'3 x 10'8
Bedroom
9' x 7'4

Family Bathroom
OUTSIDE
Rear Garden

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Private driveway and un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 51 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh

Midhurst Rise



Ground Floor
Approximate Floor Area
524.20 sq ft
(48.70 sq m)



First Floor
Approximate Floor Area
421.08 sq ft
(39.12 sq m)

Approximate Gross Internal Area = 87.82 sq m / 945.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.